

FINAL

CITY OF SAN ANTONIO Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

**October 1, 2002
Tuesday, 11:30 A.M.**

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss a presentation of an ordinance amending Chapter Thirty-Five of the City Code by amending Section 35-304 pertaining to “Official Zoning Maps” to establish Neighborhood Conservation District 1 Overlay District located along South Presa and South St. Mary’s Streets and to provide for a Neighborhood Conservation Plan and zoning case recommendations for October 1, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report.
6. Approval of September 17, 2002 Minutes.
7. Presentation of an ordinance amending Chapter Thirty-five of the City Code by amending Section 35-304 pertaining to "Official Zoning Map" to establish Neighborhood Conservation District 1 Overlay District located along South Presa and St. Mary's Streets and to provide for a Neighborhood Conservation Plan.
8. Z2002027 Mohammed Ali Rafati, Old Pearsall Road. (*City Council 4*)
9. Z2002108 C S Jerry Arredondo, 211, 219 & 225 Moberly and 1418 & 1424 West Summit Avenue. (*City Council 1*)
10. Z2002148 Big Fish Development, Meadow Way Drive, South of Meadow Trail. (*City Council 6*)
11. Z2002156 City of San Antonio, Historic Preservation Office, 2011 McCullough Avenue and 211 & 215 Courtland Place East. (*City Council 1*)

12. Z2002163 Jerry Arredondo, 9093 – 9097 Huebner Road. *(City Council 8)*
13. Z2002166 City of San Antonio, 116 Nova Mae Drive. *(City Council 9)*
14. Z2002168 City of San Antonio, Historic Preservation Office, 1802 Zarzamora Street North. *(City Council 1)*
15. Z2002169 City of San Antonio, Historic Preservation Office, 318 Virginia Boulevard. *(City Council 2)*
16. Z2002170 City of San Antonio, Historic Preservation Office, 701 Montana Street. *(City Council 2)*
17. Z2002175 Primrose SA East Housing, South Highway 16, South of Southwest Loop 410. *(City Council 4)*
18. Z2002176 City of San Antonio, Northside of Potranco Road, 1800 feet west of South Highway 151. *(City Council 6)*
19. Z2002177 S Cordi-Marian Sisters, 2910 Morales Street. *(City Council 5)*
20. Z2002178 Andrei Kaliakine, 3508 Southwest Military Drive. *(City Council 4)*
21. Z2002179 Robert P. Braubach, 6039 Whitby Road. *(City Council 7)*
22. Z2002180 C Oak Hills Properties, 6502 Callaghan Road. *(City Council 8)*
23. Z2002181 R. Edward Corral, Northside of Medina Base Road. *(City Council 4)*
24. Z2002182 Kaufman & Associates, Inc., 2730 Northwest Loop 410. *(City Council 1)*
25. Z2002183 C Kaufman & Associates, Inc., 734 & 738 Sprucewood Lane. *(City Council 9)*
26. Z2002184 City of San Antonio, 1102 South Flores Street. *(City Council 1)*
27. Z2002185 San Antonio Housing Authority, Durango Street, Interstate Highway 37 to Leigh Street and Labor Street. *(City Council 1)*
28. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
29. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

FINAL

CASE NO: Z2002027

Date: October 01, 2002

Continued from September 17, 2002

Council District: 4

Ferguson Map: 680 A-1

Case Manager : Brandon Ross 207-7442

Applicant Name:

Mohammed Ali Rafati

Owner Name:

Mohammed Ali Rafati

Zoning Request: From "C-3 R" Commercial Restrictive Alcoholic Sales District to "MF-25" Multi-Family District.

Property Location: 15.00 acres out of NCB 14491

Old Pearsall Road

Southeast side of Old Pearsall Road, just north of intersection with SW Loop 410

Proposal: To construct a development of multi-family living

Neighborhood Association: Southwest Community Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The "MF-25" Multi-Family District is an appropriate downzoning from "C-3 R" Commercial Restrictive Alcoholic Sales District. The location at Pearsall Road and Loop 410 is an adequate location for a multi-family development. The Right of Way that previously contained the Lackland Spur Railroad tracks will provide a 100 foot buffer between the subject property and single family residential properties on Port of Call.

The map shows the Fishers Bend area. A highway shield for I-410 is on the left. Pearsall Rd runs diagonally. To the right of Pearsall Rd is a large grey-shaded area representing the proposed marina site. Further right are several labeled areas: Old Sky Harbor, Spotted Deer, Old Sky Harbor, Seven Seas, Port of Call, Fishers Bend, and Marina Bay.

FINAL

CASE NO: Z2002108 C S

Date: October 01, 2002

Continuance from September 17, 2002

Council District: 1

Ferguson Map: 582 B-8

Case Manager : Brandon Ross 207-7442

Applicant Name:

Jerry Arredondo

Owner Name:

Dean Foods/Southern Foods Group L.P. (aka Oak Farms)- Hugo Andrade

Zoning Request:

From "R-4" Residential Single Family District and "C-3R" Commercial District Restrictive Alcoholic Sales to 1. "R-4 C" Residential Single Family District with a Conditional Use Permit for a non-commercial parking lot on the north 30 feet of Lots 4, 14, 15, 16, 17, 18, 19 and the north and west 30 feet of Lots 5 and 13, and the north 30 feet of the west 30 feet of Lot 20, Block 1, NCB 3243
2. "I-1 S" General Industrial District with a Specific Use Authorizaion for bottling and processing of milk and cream products on Lots 4, 5, and 13 through 21, save and except the north 30 feet of Lots 4, 14, 15, 16, 17, 18, 19 and the north and west 30 feet of Lots 5 and 13, and the north 30 feet of the west 30 feet of Lot 21, Block 1, NCB 3243.

Property Location:

Lots 4, 5, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block 1, NCB 3243

211, 219, & 225 Moberly and 1418 & 1424 West Summit Avenue

Between Fredericksburg Road and IH-10, north side of Moberly

Proposal:

For the expansion of the adjacent dairy & ice cream plant and a non-commercial parking lot

Neighborhood Association:

Los Angeles Heights Neighborhood Association; Near Northwest Community Plan

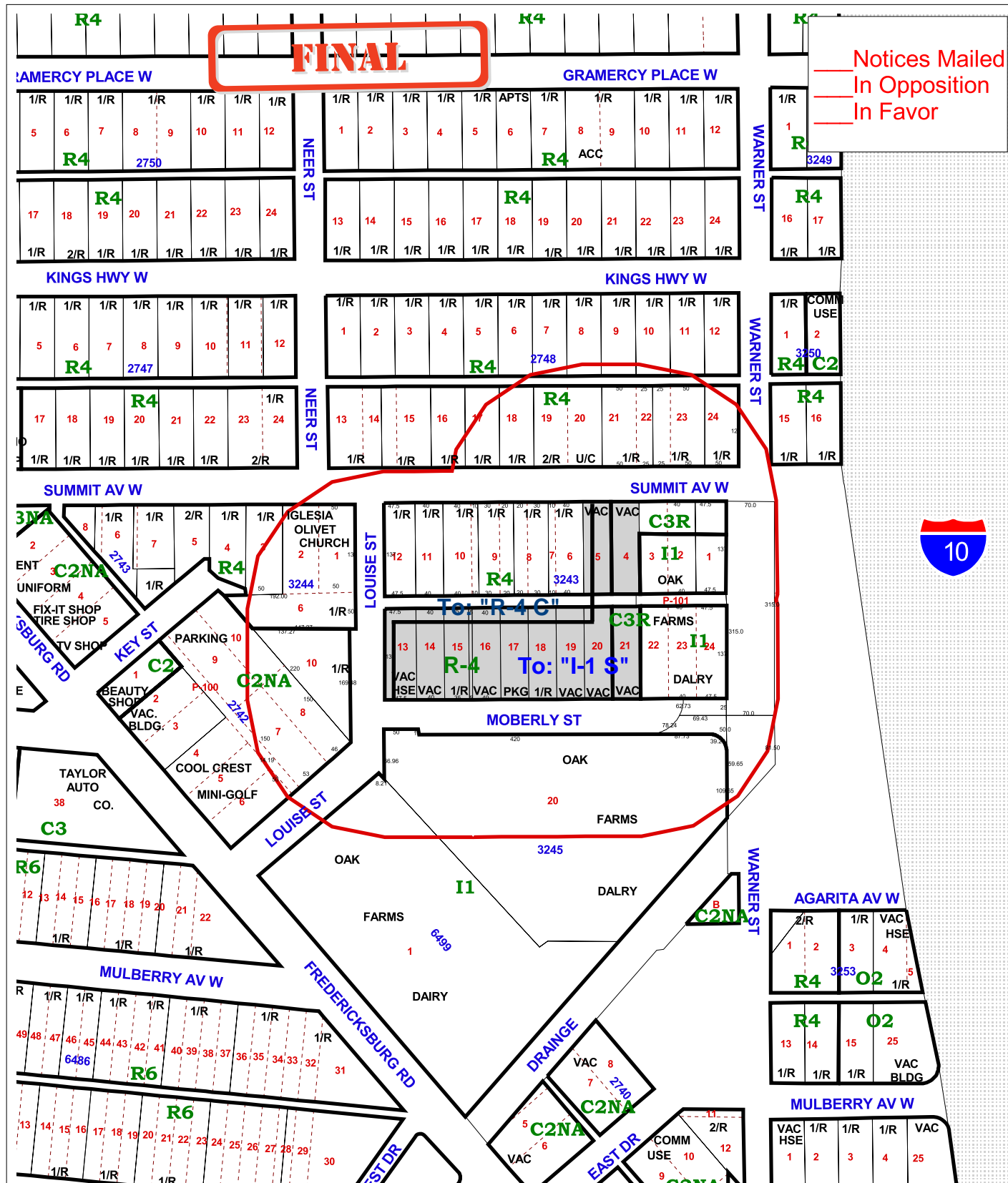
Traffic Impact Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval, contingent on City Council approval of an amendment to the proposed land use on the subject property by the Near Northwest Community Plan, for which Planning Commission has recommended Industrial use. Approval of this zoning request is appropriate with the following conditions:

1. A 15 foot type C buffer that shall be constructed and maintained along the rear property line that is parallel to Moberly street in accordance with the UDC shall be extended along the western boundary of Lot 13, Block 1, NCB. 2. As a condition to be met prior to the issuance of a building permit pursuant to the construction or expansion of any industrial use, a 12 foot baffle wall shall be erected and maintained with climbing vines to improve the aesthetic quality of the wall along the extent of the buffer closest to the Oak Farms property. The baffle wall shall also extend along the west property line of lot 13, Block 1, NCB 3243 along Louise Street. The existing wall (along Summit Avenue and the west boundary of lot 5) shall be maintained as described above. The baffle wall shall be designed to reflect noise back into the Oak Farms property. 3. Primary ingress/egress the site shall be from the IH-10 expressway. The Fredericksburg Road entrance should be open only to non-commercial and emergency vehicles. 4. Lighting shall be placed within the landscaped buffer and directed in a manner that promotes the safety of the surrounding residences.



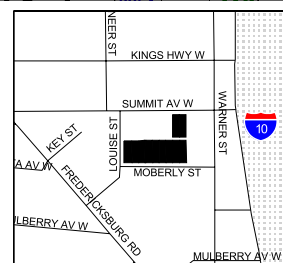
ZONING CASE: Z2002-108 C S

City Council District NO. 1
Requested Zoning Change
From: "R-4,C-3R" To: "I-1 S" and "R-4 C"
Date: October 1, 2002
Scale: 1" = 200"

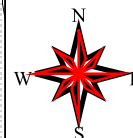
Subject Property

200' Notification

C:\JUNE 18, 2002_1



T-20



FINAL

CASE NO: Z2002148

Date: October 01, 2002

Continued from August 20, September 3, September 17, 2002

Council District: 6

Ferguson Map: 613 D6

Case Manager : David Arciniega 207-5876

Applicant Name:

Owner Name:

Big Fish Development

F. Turner Bowman

Zoning Request: From "R-6" Residential Single Family District to "R-6 PUD" Residential Single Family Planned Unit Development District.

Property Location: Parcel 26F and Parcel 27, NCB 15363
Meadow Way Drive, south of Meadow Trail

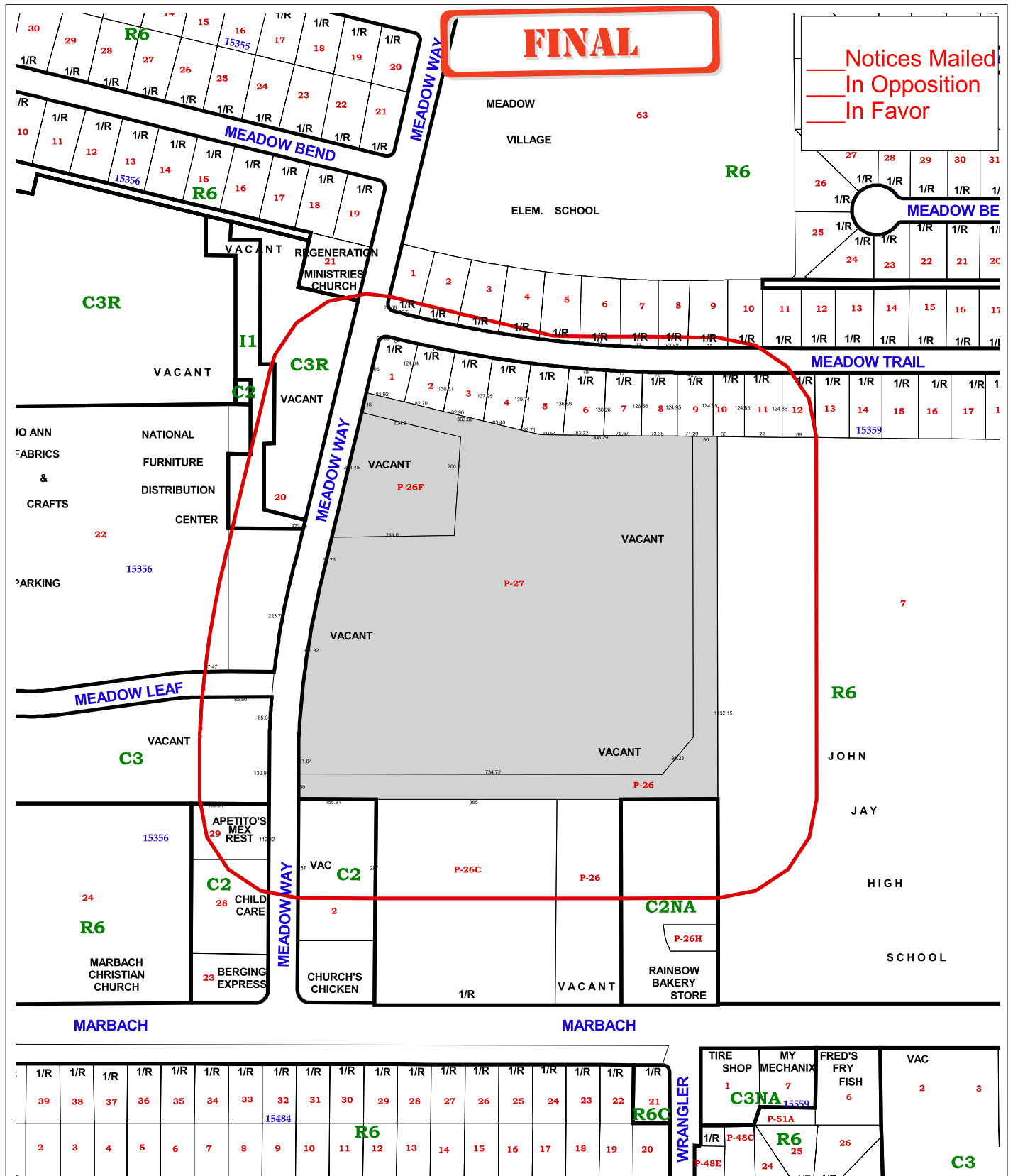
Proposal: A private single family development

Neighborhood Association: Meadow Village NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is in the Meadow Village Neighborhood Plan which recommends this area for Residential Use, however, this neighborhood plan is a guide and not a requirement for land use development. The subject property is vacant and has an existing "R-6" zoning to the north, east and south. The request of "R-6 PUD" is appropriate and compatible at this location and will not adversely affect the area, however, the proposed development must meet PUD requirements and require approval by the Planning Commission.

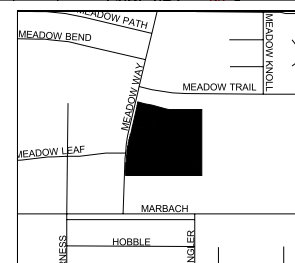


ZONING CASE: Z2002-148

City Council District NO. 6
 Requested Zoning Change
 From: "R-6" To: "R-4 PUD"
 Date: AUG. 20, 2002
 Scale: 1" = 300'

Subject Property

200' Notification



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FINAL

CASE NO: Z2002156

Date: October 01, 2002

Continued from September 3, 2002

Council District: 1

Ferguson Map: 616 E2

Case Manager : Brandon Ross 207-7442

Applicant Name:

Owner Name:

COSA-HPO-Ann B. McGlone

Larry Polinard

Zoning Request: To Designate Historic Significance

Property Location: Lots 3 & 4, and East 114.6 feet of 14, Block 3, NCB 1726
2011 McCullough Avenue & 211, 215 Courtland Place East

Proposal: Requesting a finding of historic significance for the property

Neighborhood Association: Tobin Hill Neighborhood Association / Tobin Hill Residents Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The structures have been recognized by the city as historically significant. The properties meet the designation criteria for landmarks, according to the Historic Preservation and Design Section of the 2001 UDC.



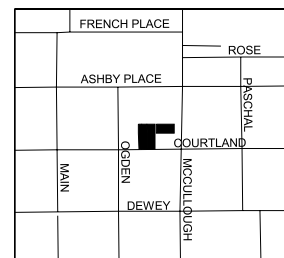
ZONING CASE: Z2002-156

City Council District NO. 1
 Requested Zoning Change
 From: "C-3,MF-33" To: "C-3,MF-33,H.S."
 Date: SEPT. 3, 2002
 Scale: 1" = 200"

Subject Property

200' Notification

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 NE
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FINAL

CASE NO: Z2002163

Date: October 01, 2002

Continued from September 3, and September 17, 2002

Council District: 8

Ferguson Map: 548 D6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Jerry Arredondo

Owner Name:

George E. Strauch Trust ETAL c/o Joan Seitert

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: North Irregular 376.74 of Lot 4, Block 2, NCB 14702
9093-9097 Huebner Road

Proposal: To allow property to be developed for "C-2" commercial uses

Neighborhood Association: Oakland Estates Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The Oakland Estates Neighborhood Plan is listed in the UDC as requiring agreement with the plan for rezoning unless the plan is repealed or superseded by an amendment. However, the Oakland Estates Neighborhood Plan, in the Purpose, states that the neighborhood plan is a guide and not a requirement for land use development. The subject property has "C-2" on each side and across the street. The subject property is located on Huebner Road, a major arterial street.

FINAL

CASE NO: Z2002166

Date: October 01, 2002

Continued from September 17, 2002

Council District: 9

Ferguson Map: 582-D3

Case Manager : David Arciniega 207-5876

Applicant Name:

City of San Antonio

Owner Name:

Anthony Ferro

Zoning Request: From "R-4" Residential Single-Family Residential District to "RM-4" Residential Mix District.

Property Location: Lots 10 and 11, Block B, NCB 10110
116 Nova Mae Drive

Proposal: To permit the construction of a four-plex

Neighborhood Association: North Shearer Hills NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and Approval of "R-4 C" with a Conditional Use for a fourplex. The North Central Neighborhood Community Plan recommends this location for Low Density Residential Use. The subject property is currently vacant and has existing commercial zoning to the east and north and "R-4" zoning to the west and south. The request of "R-4 C" is compatible and will not adversely affect the surrounding area.

FINAL

CASE NO: Z2002168

Date: October 01, 2002

Council District: 1

Ferguson Map: 616 A2

Case Manager : Brandon Ross 207-7442

Applicant Name:

COSA - Ann McGlone, HPO

Owner Name:

G & R Real Estate Development Corp/Gerado
Mireles

Zoning Request: To designate Historical Significance

Property Location: The South 114 feet of Lots 12 & 13, Block 7, NCB 2051
1802 Zarzamora Street North

Proposal: To designate Historical Significance

Neighborhood Association: Near Northwest Community Plan

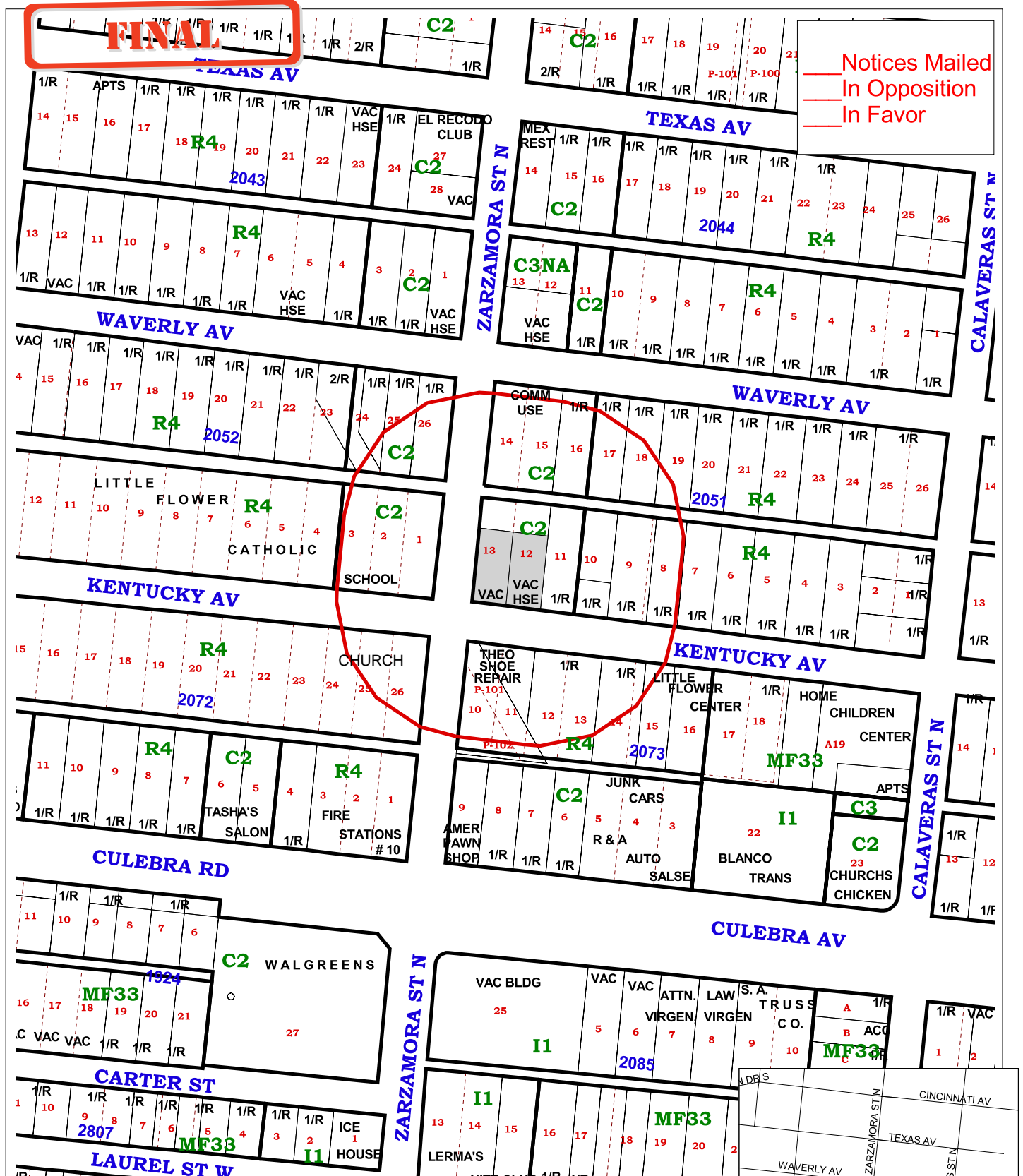
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The structure has been recognized by the city as historically significant. The property meets the designation criteria for a landmark, according to the Historic Preservation and Design Section of the 2001 UDC. The Near Northwest Community Plan calls for Neighborhood Commercial at this location.

FINAL

Notices Mailed
In Opposition
In Favor



ZONING CASE: Z2002-168

City Council District NO. 1
Requested Zoning Change
From: "C-2" To: "C-2 HS"
Date: SEPT. 17, 2002
Scale: 1" = 200"

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Subject Property

200' Notification



C:\SEPT_17_2002

FINAL

CASE NO: Z2002169

Date: October 01, 2002

Council District: 2

Ferguson Map: 617 A7

Case Manager : Richard Ramirez 207-5018

Applicant Name:

COSA - Ann McGlone, HPO

Owner Name:

Edward L Clark

Zoning Request: To Designate Historic Significance

Property Location: Lot 7, Blcok 8, NCB 650.

318 Virginia Blvd.

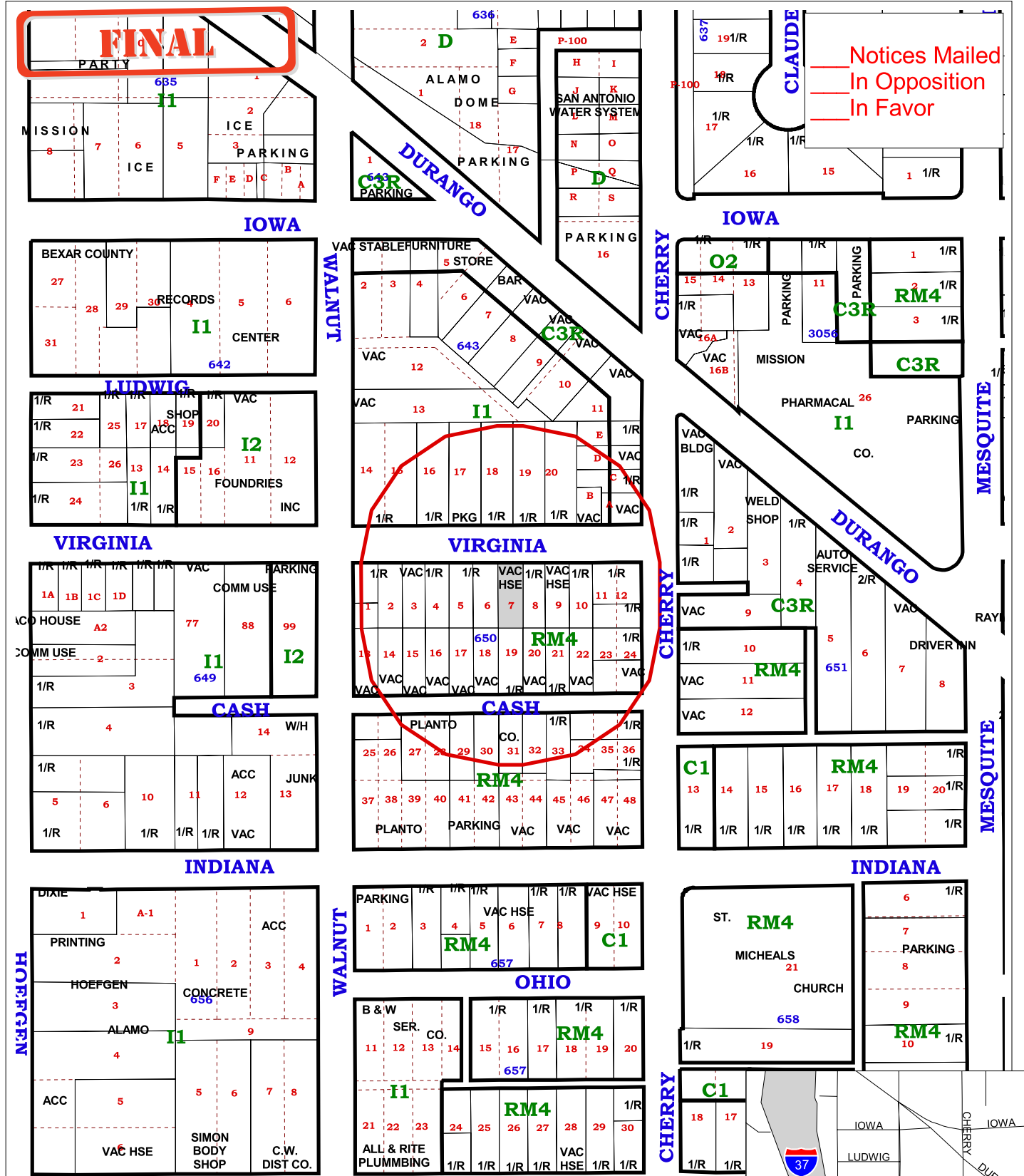
Proposal: Landmark designation

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The structures have been recognized by the city as historically significant. The properties meet the designation criteria for landmarks, according to the Historic Preservation and Design Section of the 2001 UDC.



ZONING CASE: Z2002-169

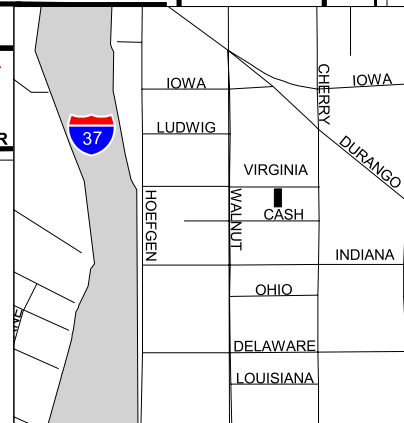
City Council District NO. 2
 Requested Zoning Change
 From: "RM-4" To: "R-M4 HS"
 Date: SEPT. 17, 2002
 Scale: 1" = 200"

Subject Property

200' Notification

C:\SEPT_17_2002

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 A-7
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FINAL

CASE NO: Z2002170

Date: October 01, 2002

Council District: 2

Ferguson Map: 617 B6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

COSA - Ann McGlone, HPO

Owner Name:

Butler, Winston & Bobbie Jane

Zoning Request: To designate Historic Significance

Property Location: West 77 feet of Lot 18, Block 109, NCB 1386
701 Montana Street

Proposal: Finding of Historic Significance

Neighborhood Association: Nevada Street Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Unified Development Code indicates that the Alamo Dome Neighborhood Plan may be used as a guide for this area. This recommendation for approval supports the Alamo Dome Neighborhood Plan. The structure has been recognized by the city as historically significant. The property meets the designation criteria for landmarks, according to the Historic Preservation and Design Section of the Unified Development Code.

FINAL

CASE NO: Z2002175

Date: October 01, 2002

Council District: 4

Ferguson Map: 681 C5

Case Manager : David Arciniega 207-5876

Applicant Name:

Primrose SA East Housing, L.P.

Owner Name:

Rudy Gonzalez

Zoning Request: From "MH" Manufactured Housing District and "R-5" Residential Single Family District to "MF-25" Multi Family District.

Property Location: 16.6804 acres out of NCB 15069
On S. Hwy 16, south of SW Loop 410

Proposal: To permit a multi-family development

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is currently vacant and fronts on Palo Alto Road(South Highway 16) a major thoroughfare. The subject property has existing "C-3" zoning to the northeast and residential zoning to the west, north and south. The proposal of "MF-33" on 16.6804 acres is appropriate at this location, furthermore, multi family zoning and uses are compatible with the area.

FINAL

CASE NO: Z2002176

Date: October 01, 2002

Council District: 6

Ferguson Map: 613 A2

Case Manager : Fred Kaiser 207-7942

Applicant Name:

City of San Antonio

Owner Name:

Charles Martin Wender

Zoning Request: From "C-3" Commercial District and "PUD R-6" Planned Unit Development Residential Single-Family District to "R-5" Residential Single-Family District.

Property Location: 48.56 acres out of NCB 17642

Northside of Potranco Road approximately 1800 feet west of S.H. 151

Proposal: To permit single family residential development

Neighborhood Association: Heritage Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The requested zoning is compatible with existing zoning in the area. The "R-5" District is more appropriate at this location than is the existing "C-3". The "PUD R-6" to "R-5" request may result in a minor density decrease.

FINAL

CASE NO: Z2002177 S

Date: October 01, 2002

Council District: 5

Ferguson Map: 615 F4

Case Manager : Brandon Ross 207-7442

Applicant Name:

Cordi-Marian Sisters

Owner Name:

Cordi-Marian Sisters

Zoning Request: From "MF-33" Multi-Family District to "MF-33 S" Multi-Family District with a Specific Use Authorization for a Day Care Center.

Property Location: NCB 6368, Block 5, Lots 19 through 28

2910 Morales Street

Northwest Corner of North Picoso and Cecilia Streets

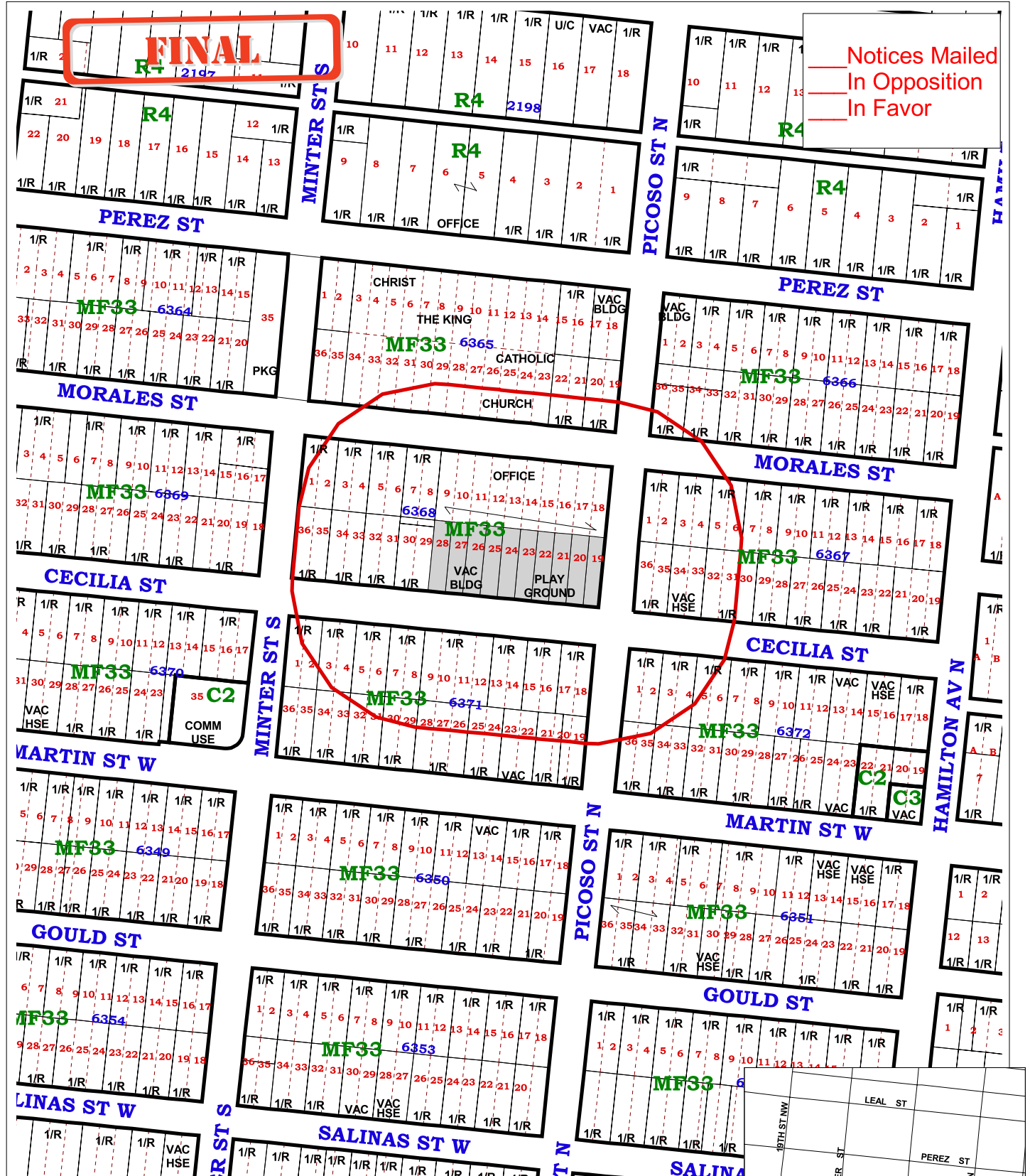
Proposal: To permit an early childhood & youth educational center

Neighborhood Association: Prospect Hill

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is an appropriate location for the proposed zoning and use. The structure and parking area are adequate for the proposed use. The subject property was used as a day care prior to 1990.



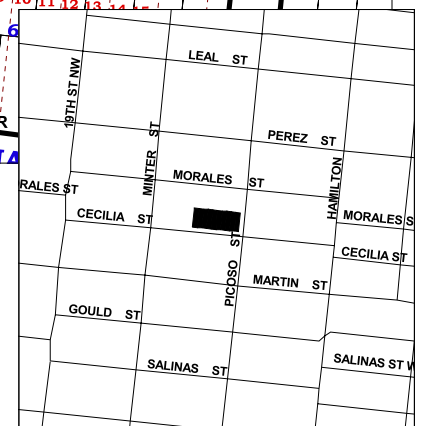
ZONING CASE: Z2001-177 S

City Council District NO. 5
 Requested Zoning Change
 From: "MF-33" To "MF-33 S"
 Date: OCT. 1, 2001
 Scale: 1" = 200"

Subject Property

200' Notification

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 F-4
 p. 615



FINAL

CASE NO: Z2002178

Date: October 01, 2002

Council District: 4

Ferguson Map: 649 C7

Case Manager : David Arciniega 207-5876

Applicant Name:

Andrei Kaliakine

Owner Name:

Andrei Kaliakine

Zoning Request: From "C-2" Commercial District to "C-3" Commercial District.

Property Location: Lots 7A and 7B, Block 1, NCB 11253

3508 SW Military Drive

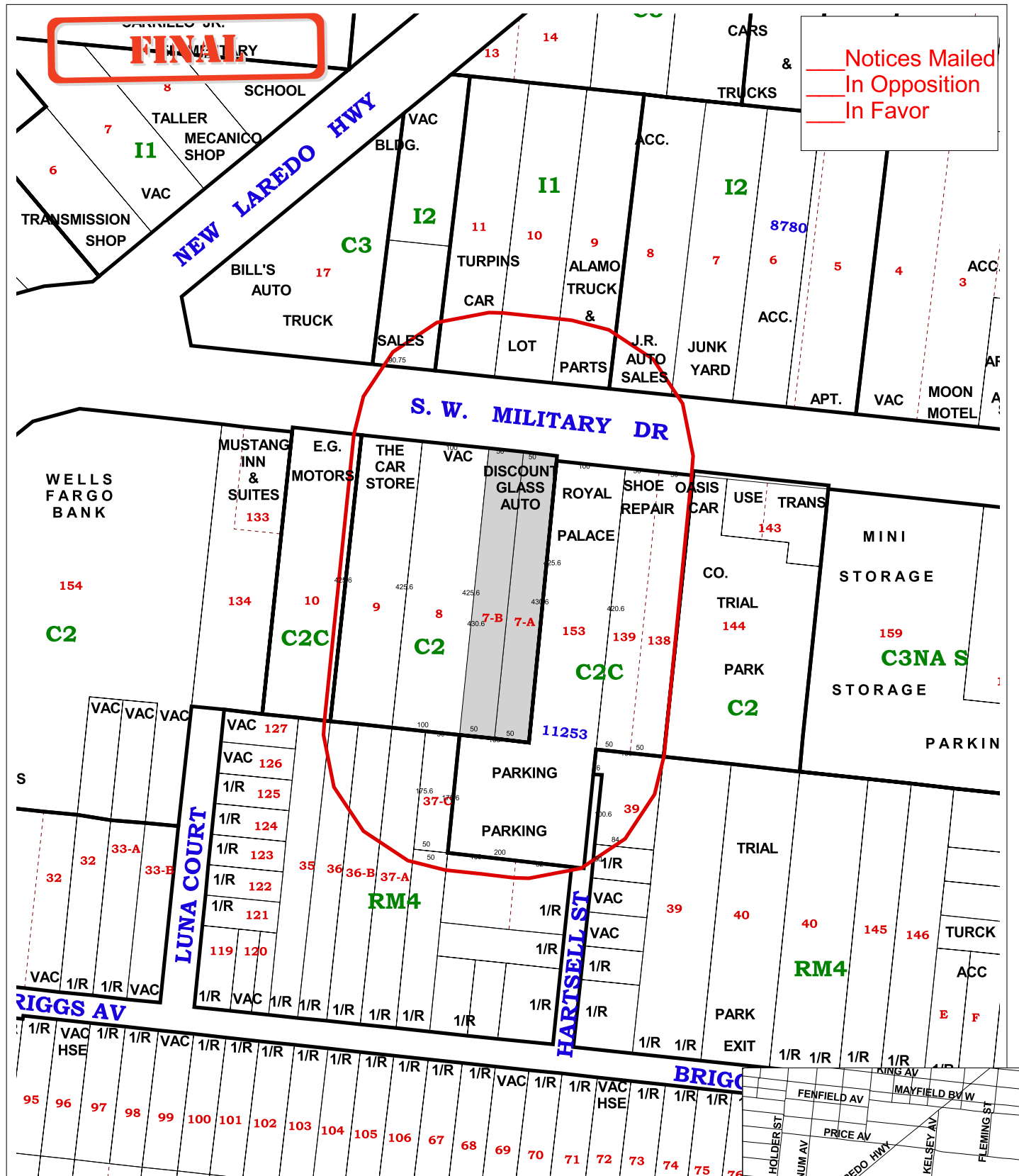
Proposal: To permit used auto sales with repair service

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The subject property was included in the Palo Alto large area rezoning case (Z99189) in 1999. The purpose of the Palo Alto rezoning initiative was to reduce and phase out intensive "C-3" uses along SW Military Drive and to attract more neighborhood oriented businesses.



ZONING CASE: Z2002-178

City Council District NO. 4
 Requested Zoning Change
 From: "C-2" To: "C-3"
 Date: OCT. 1, 2002
 Scale: 1" = 200'

Subject Property

200' Notification

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 C-7
 p. 649



C:\OCT_1_2002



FINAL

CASE NO: Z2002179

Date: October 01, 2002

Council District: 7

Ferguson Map: 548 C6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Robert P. Braubach

Owner Name:

Robert P. Brauback and Rene Mestdagh

Zoning Request: From "O-2" Office District to "MF-25" Multi-Family District.

Property Location: 3.5397 acres out of NCB 14656

6039 Whitby Road

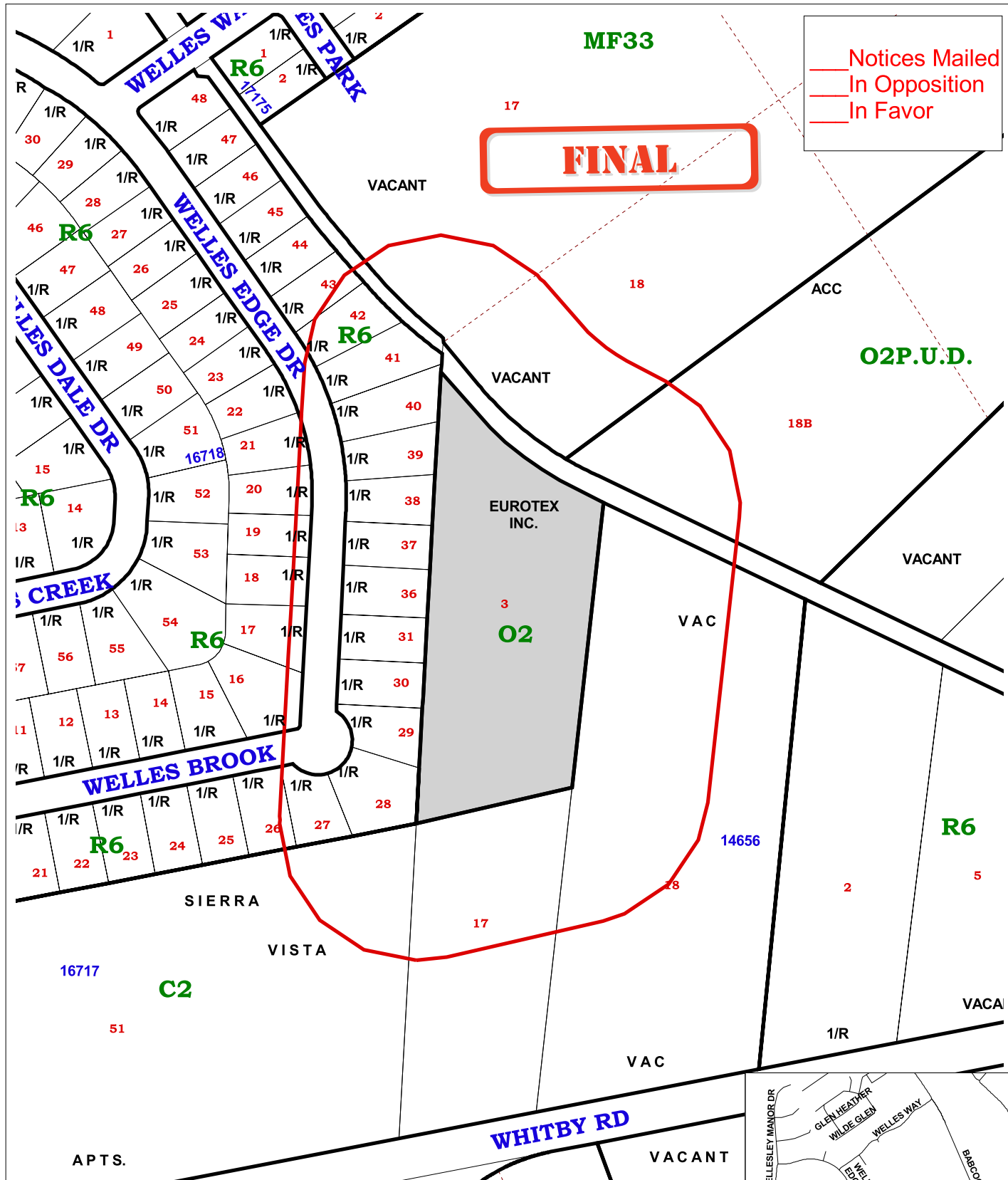
Proposal: To permit multi-family residential development

Neighborhood Association: Alamo Farmsteads Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The UDC designates the Alamo Farmsteads Neighborhood Plan as advisory. The Alamo Farmsteads Neignborhood Plan indicates office and retail/commercial at this site, however, high density residential (apartments/duplexes) was used in the plan for transition from the adjacent medium density residential. "MF-25" is a good buffer between the existing single family area and the existing "C-2" Commercial to the east and south.



ZONING CASE: Z2002-179

City Council District NO. 7
 Requested Zoning Change
 From: "O-2,C-2" To: "MF-25"
 Date: OCT. 1, 2002
 Scale: 1" = 200"

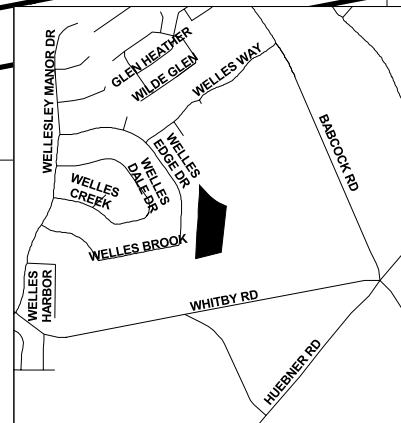
Subject Property

200' Notification

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 C-6
 p. 548



C:\OCT_1_2002



FINAL

CASE NO: Z2002180 C

Date: October 01, 2002

Council District: 8

Ferguson Map: 581 A3

Case Manager : Richard Ramirez 207-5018

Applicant Name:

Oak Hills Properties

Owner Name:

Oak Hills Properties

Zoning Request: From "C-2" Commercial District to "C-2 C" Commercial District with a conditional use for an Automobile repair shop.

Property Location: Lot 13, Block 1, NCB 13914

6502 Callaghan Rd.

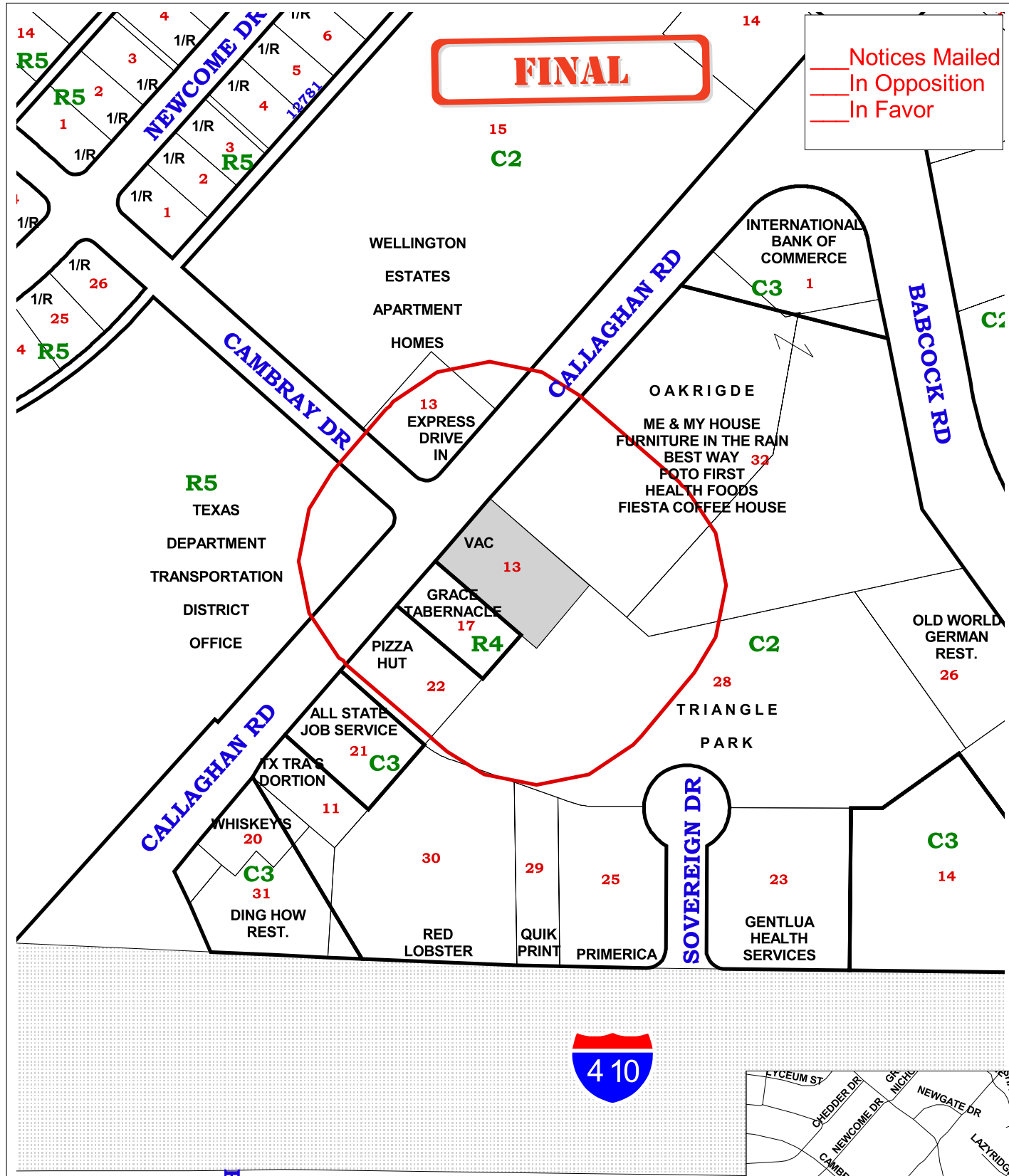
Proposal: To operate an automobile repair shop

Neighborhood Association:

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval of "C-2 C" Commercial District with a conditional use for an Automobile repair shop. The subject property is vacant, north of Loop 410 and fronts on Callaghan Road, a secondary arterial on the major throughfare plan. The subject property is currently zoned "C-2" and has existing "C-2" and "C-3" zoning to the north , east and south.



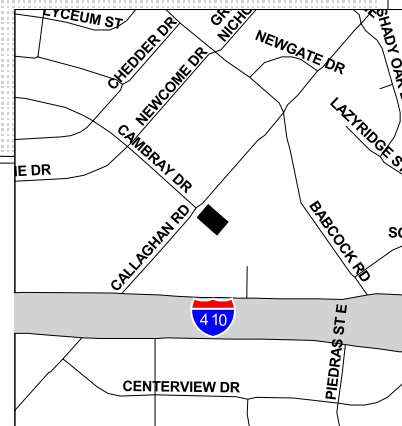
ZONING CASE: Z2002-180

City Council District NO. 8
 Requested Zoning Change
 From: "C-2" To: "C-3"
 Date: OCT. 1, 2002
 Scale: 1" = 200"

Subject Property

200' Notification

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C:\OCT_1_2002

FINAL

CASE NO: Z2002181

Date: October 01, 2002

Council District: 4

Ferguson Map: 647 E5

Case Manager : Fred Kaiser 207-7942

Applicant Name:

R. Edward Corral

Owner Name:

John G. Govind

Zoning Request: From "C-2" Commercial District to "C-3 NA" Commercial District, Nonalcoholic Sales.

Property Location: .69 Acres out of Lot 38, Block 41, NCB 15156

The north side of Medina Base Road approximately 235 feet northwest of S.W.
Loop 410

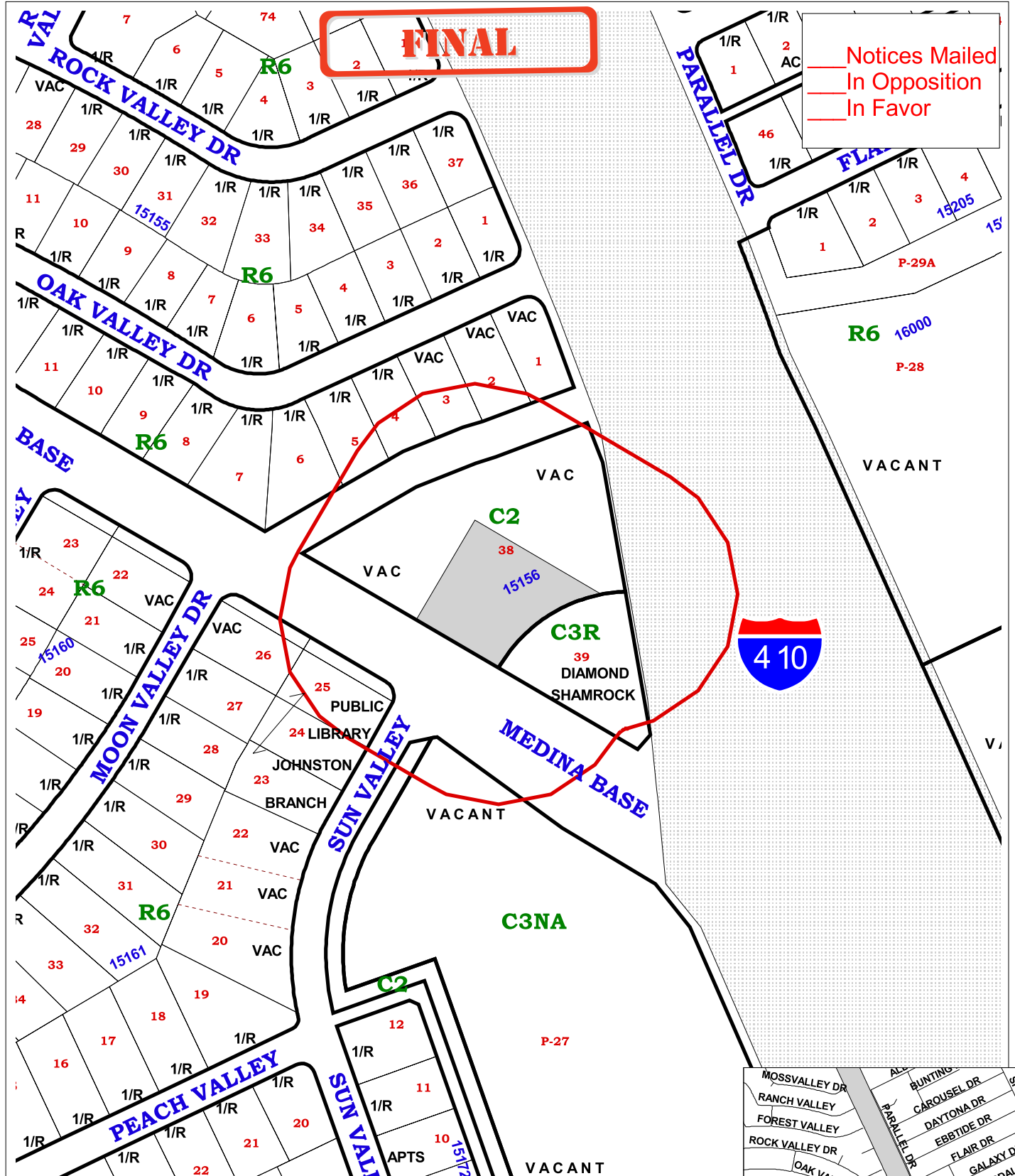
Proposal: To permit a self-service car wash

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and approval of "C-2NA S" Commercial, Nonalcoholic Sales District with specific use authorization for a Carwash - Self Service. The subject property is presently zoned "C-2" Commercial District. A car wash at this location will be no more disruptive to traffic flow than "C-2" uses. "C-2 S" will allow the car wash but will not allow "C-3" uses.



ZONING CASE: Z2002-181

City Council District NO. 4
 Requested Zoning Change
 From: "C-2" To: "C-3NA"
 Date: OCT. 1, 2002
 Scale: 1" = 200'

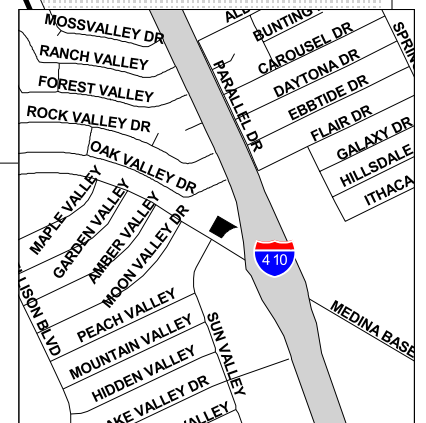
Subject Property

200' Notification

T- 19
 E-5
 p. 647



C:\OCT_1_2002



FINAL

CASE NO: Z2002182

Date: October 01, 2002

Council District: 1

Ferguson Map: 581 E1

Case Manager : David Arciniega 207-5876

Applicant Name:

Kaufman & Associates, Inc.

Owner Name:

Samuel Panchevre - 2730 NW Loop 410 L.L.C.

Zoning Request: From "R-4" Residential Single-Family District and "O-2" Office District to "C-2 NA" Commercial Non Alcoholic Sales District.

Property Location: Lots 21 and 23, Block 62, NCB 10591
2730 NW Loop 410

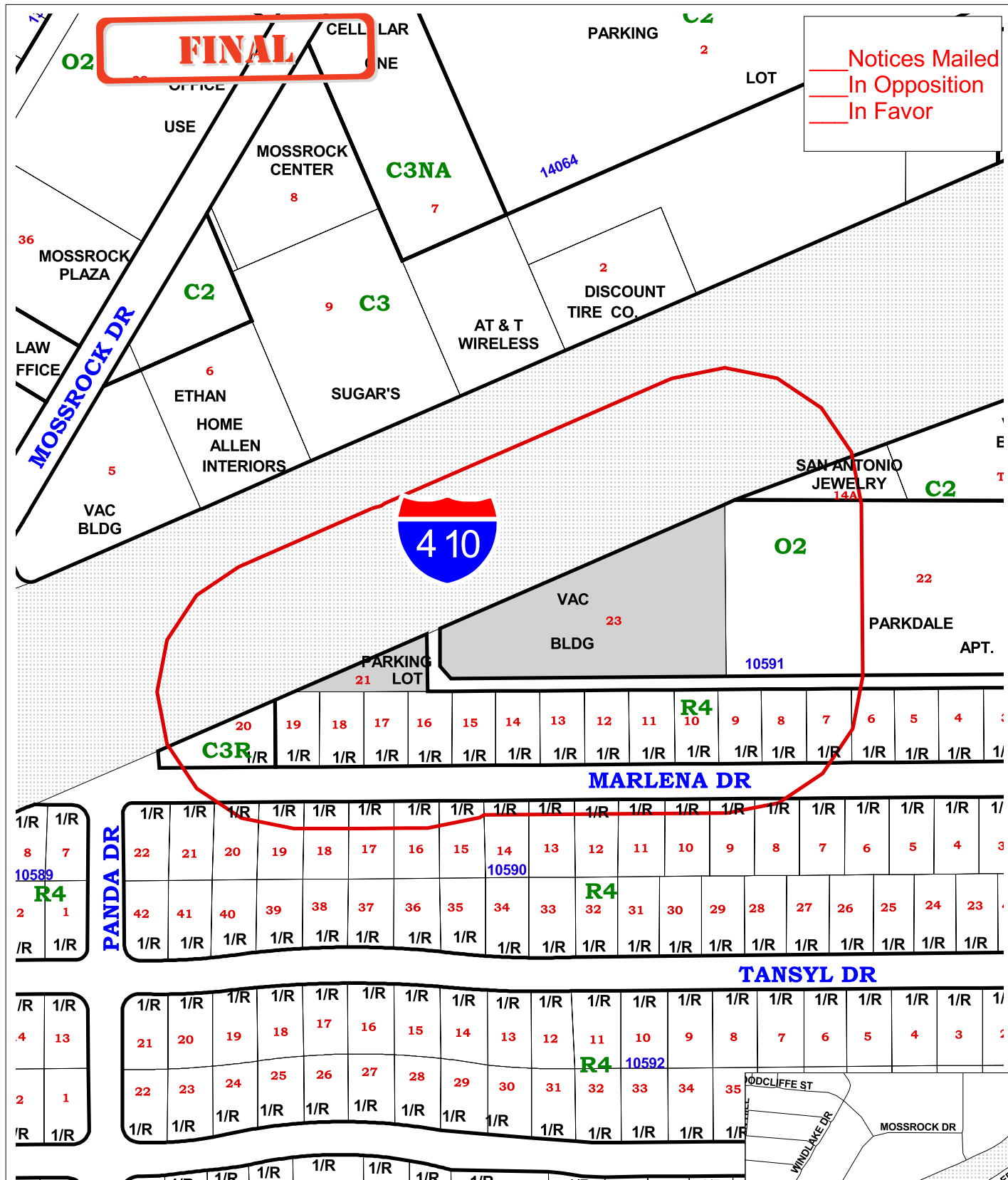
Proposal: To be used for office furniture sales

Neighborhood Association: North Central NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is currently a vacant convalescent hospital and fronts on Loop 410 Expressway, west of Vance Jackson. The subject property is adjacent to an existing subdivision to the south and office and commercial zoning and uses to the east. "C-2 NA" is appropriate at this location and will not adversely affect the surrounding area.



ZONING CASE: Z2002-182

City Council District NO. 1
 Requested Zoning Change
 From: "R-4,O-2" To: "C-2"
 Date: OCT. 1, 2002
 Scale: 1" = 200"

T-20
 E-1
 p. 581

Subject Property

200' Notification



FINAL

CASE NO: Z2002183 C

Date: October 01, 2002

Council District: 9

Ferguson Map: 551 A8

Case Manager : Richard Ramirez 207-5018

Applicant Name:

Kaufman & Associates, Inc.

Owner Name:

Arthur S. Sitterle Jr.

Zoning Request: From "R-5" Residential Single-Family District to "R-5 C" Residential Single-Family District with Conditional Use for an Administrative Services Office..

Property Location: Lot 10 and 11, Block 22, NCB 13037

734/738 Sprucewood Lane

Proposal: To allow for office use

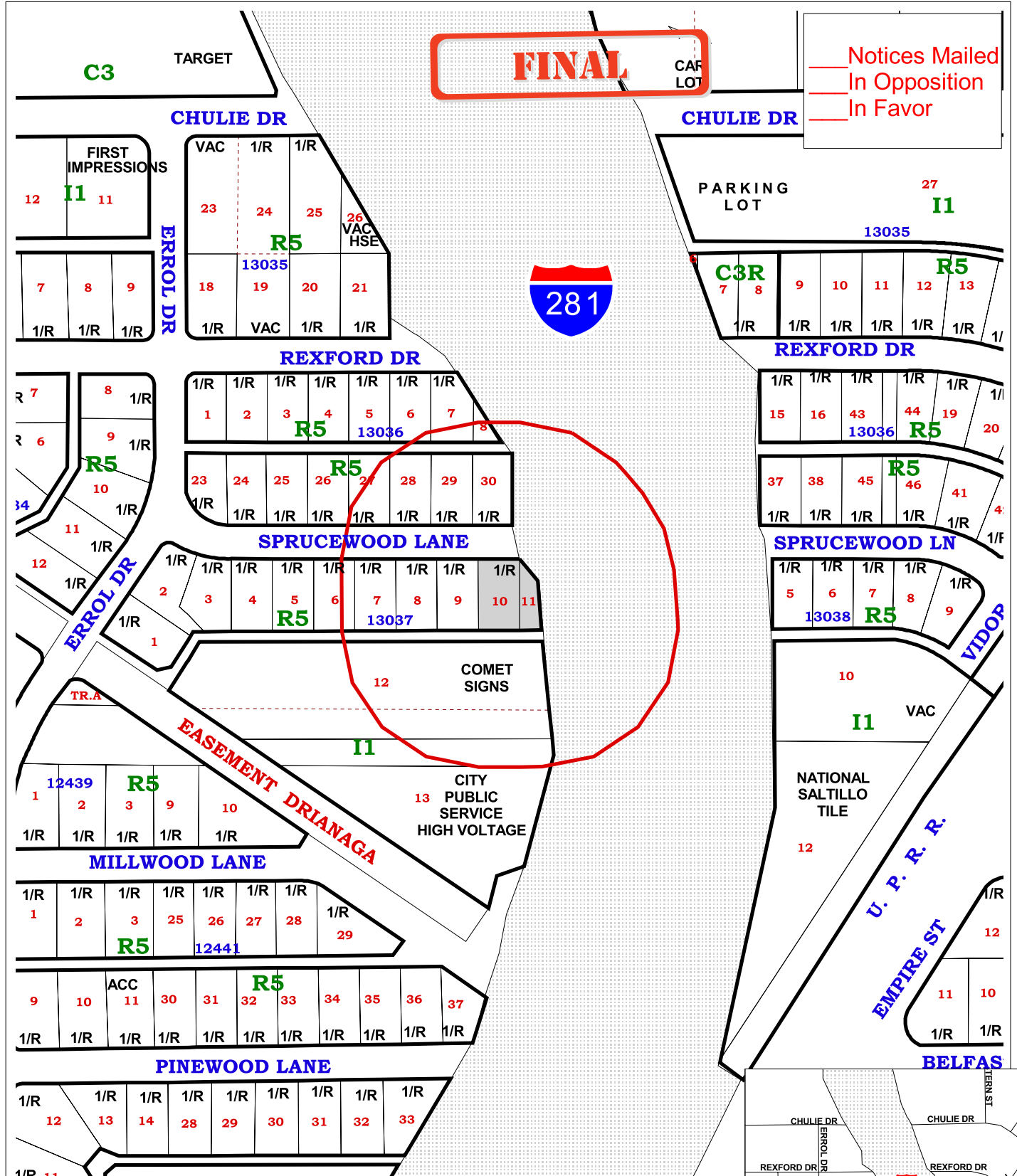
Neighborhood Association: North Central Neighborhood Community Plan, Shearer Hills and Ridgeview NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval of "R-5 C" Residential Single-Family District with Conditional Use for an Administrative Services Office. The subject property is currently vacant, located at the end of a closed street, adjacent to US 281 North Expressway and is zoned "R-5" Residential District. "R-5" zoning lies to the north and west; to the east is HWY 281 and to the south is "I-1" zoning. North Central Neighborhood Community Plan recommends low density uses at this location. The proposed rezoning is not inconsistent with the Land Use Plan. Staff recommends the following conditions in conjunction to Chapter 35-422 section E number 3 out of page 4-35, in the 2001 Unified Development Code Book:

1. Lighting shall be directional so as not to offend the nearby residences to the north and west.
2. Solid screen fence shall be built along the west property line and solid screen fence shall be built to connect the house and garage.
3. The property facing Sprucewood shall maintain its residential character.
4. All ingress, egress and parking shall be in the rear of the property with a maximum of 5 parking spaces and no more impervious cover than necessary for 5 parking spaces.



FINAL

CASE NO: Z2002184

Date: October 01, 2002

Council District: 1

Ferguson Map: 616 D7

Case Manager : David Arciniega 207-5876

Applicant Name:

City of San Antonio

Owner Name:

City of San Antonio

Zoning Request: From "C-3 HS NA " Commercial Historical Significance Non Alcoholic Sales District to "IDZ HS" Infill Development Zone Historical Significance with uses permitted in "C-1" Commercial District, and "MF-25" Multi-Family District.

Property Location: Lots 1 and 2, Block A, NCB 2556
1102 South Flores Street

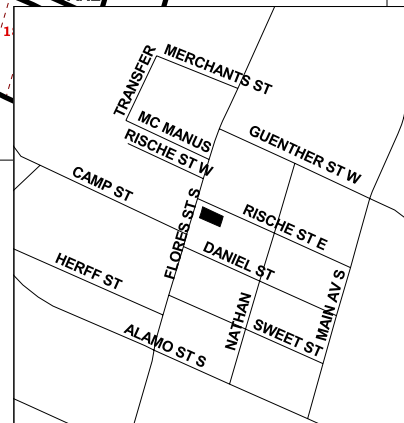
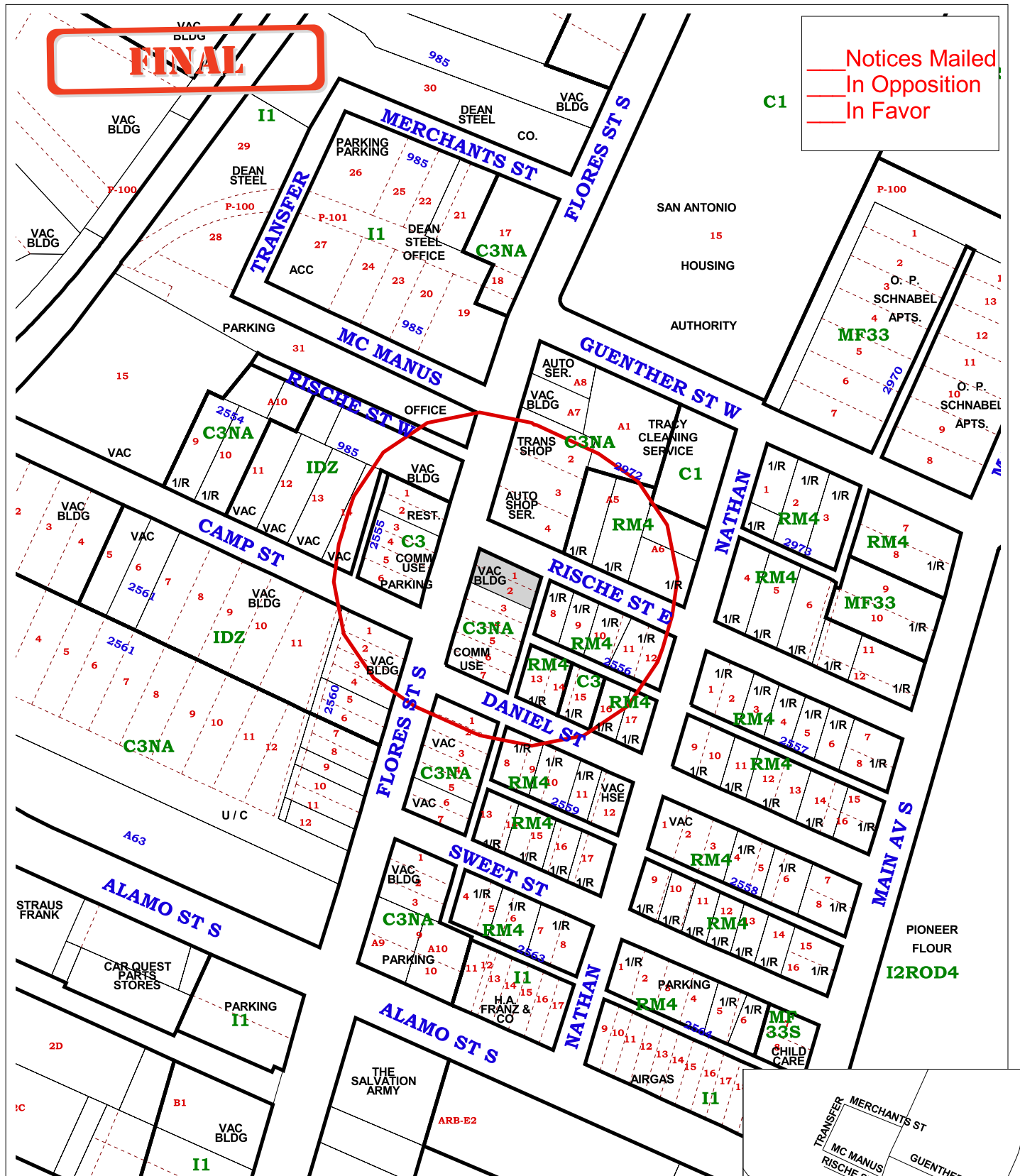
Proposal: To permit mixed uses

Neighborhood Association: Arsenal Neighborhood Group

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The Downtown Neighborhood Plan recommends this location for Mix Use Neighborhood to include residential and commercial uses. The subject property is vacant Fire Station #12 and fronts on South Flores Street, a secondary arterial on the major thoroughfare plan and is surrounded by existing commercial and residential zoning and uses. The request of "IDZ" Infill Development Zone with permitted uses in "C-1" and "MF-25" is an appropriate downzoning from "C-3 HS NA". Staff encourages infill development that is enhanced by a mix of residential, commercial and recreational uses, particularly in older neighborhoods located inside Loop 410.



FINAL

CASE NO: Z2002185

Date: October 01, 2002

Council District: 1

Ferguson Map: 616 F6 & 616 F7

Case Manager : Christie Rustad 207-8389

Applicant Name:

San Antonio Housing Authority-Diana
Kinlaw

Owner Name:

San Antonio Housing Authority

Zoning Request: From "MF-33" Multi-Family District to "IDZ" Infill Development Zone with uses defined in Exhibit "C".

Property Location: 36.502 acres being all of NCB 709 through 711, 883 through 885, 887, 1024 partially out of NCB 886, 3591, and 6135 as per attached zoning map

Subject property is bound by Durango Street to the north, Interstate Highway 37 to the east, Leigh Street to the south and Labor Street to the west.

Proposal: To develop the subject property according to the goals and objectives outlined in the Lavaca Neighborhood Plan, Downton Neighborhood Plan, and the Victoria Courts Development Plan.

Neighborhood Association: Lavaca Neighborhood Association and the Downtown Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

The vast majority of the subject property, formerly the Victoria Courts public housing complex, is currently underutilized and undeveloped. An "IDZ" Infill Development Zone District encourages design flexibility in the redevelopment of vacant land or underutilized structures to accommodate the surrounding neighborhood. The Lavaca Neighborhood Plan and the Downtown Neighborhood Plan recommend the redevelopment of the former Victoria Courts area into a low-to-high density, mixed income neighborhood. The plan calls for a mix of housing densities increasing toward the northernmost section of the development with some new commercial development in the northern end of Labor Street (Durango Boulevard to Camargo Street). The San Antonio Housing Authority in conjunction with Alamo Architects worked with the City Planning Department, Lavaca Neighborhood Association, Southtown Neighborhood Association, and various neighborhood groups to complete the Victoria Courts Development Plan. This zone change request is the initial step in completing the Plan's ultimate goal for the redevelopment of the subject property.

